



Sherry Sullivan
Mayor

Council Members

Andrea F. Booth
Jack Burrell, ACO
Jimmy Conyers
Joshua N. Gammon
Jay Robinson

Lisa A. Hanks, MMC
City Clerk

Kimberly Creech
City Treasurer

Fairhope Planning Commission Agenda

November 6, 2025 – 5:00 PM

1. CALL TO ORDER

Lee Turner, Chairman
Rebecca Bryant, Vice Chairman
Cindy Beaudreau, Secretary
Harry Kohler
Hollie MacKellar

Paul Fontenot
Kim McCormick
John Worsham
Erik Cortinas
Jimmy Conyers (CC)

(CC) City Council Representative

2. CONSENT AGENDA

- Approval of Minutes – October 6, 2025
- Approval of Amended 2026 Meeting Schedule
- **UR 25.13** Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 20,984 LF of buried cable at 9148 Fairhope Avenue.

3. REGULAR AGENDA

OLD BUSINESS

ZC 25.06 8505 County Road 34

NEW BUSINESS

- A. ZC 25.10** Public hearing to consider the request of the Applicant, S.E. Civil, on behalf of the Owner, FST Bonnie Baker, to rezone property from R-A, Residential/Agriculture District to R-1, Low Density Single-Family Residential District. The property is approximately 10 acres and is located at 19763 State Highway 181. **PPIN #: 15456**

4. ADJOURN

The Planning Commission met Monday, October 6, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; Payton Rogers, Planning and Zoning Manager; Chris Williams, City Attorney, and Cindy Beaudreau, Planning Clerk.

Absent: Lee Turner; Hollie MacKellar; Harry Kohler and Erik Cortinas

Vice-Chair Bryant called the meeting to order at 5:03 PM.

Vice-Chair Bryant amended the agenda to move item A to the end.

Consent Agenda

- Approval of the Minutes September 4, 2025

John Worsham made a motion to approve the consent agenda including the minutes.

Kim McCormick seconded the motion and the motion carried unanimously with the following vote:

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick
Nay: None

- Approval of 2026 Meeting Schedule

Kim McCormick made a motion to approve the 2026 Meeting Schedule.

John Worsham seconded the motion and the motion carried unanimously with the following vote:

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick
Nay: None

- **UR 25.12** Request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 13,479 LF of fiber cable at 539 Salem Street.

Mike Jeffries, Development Services Manager, presented the request of C-Spire for an 11.52.11 Utility Review and approval of the proposed installation of approximately 13,479 LF of fiber cable at 539 Salem Street. Mr. Jeffries shared the zoning map and aerial map.

Staff recommends approval of UR 25.12 with the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.

2. Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. **The contractor is responsible for any damaged trees.**
3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
 - a. An additional right-of-way permit may be required for the potholing procedures.
4. Follow-up activities below required by staff and the applicant:
 - a. Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS technician for inclusion in GIS utility maps.
5. Provide draft door hanger for approval at time of pre-construction.
6. Approved door hangers shall be in place no later than **7 days** prior to construction.
7. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
8. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
9. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
10. Utilities boxes shall be concentrated near existing boxes.
11. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

John Worsham made a motion to approve the UR 25.12 with staff recommendations.

Kim McCormick seconded the motion and the motion carried unanimously with the following vote:

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick
Nay: None

Old Business

- **ZC 25.06** 8505 County Road 34 – no updates

New Business

B. SR 25.05 Request of the Applicant, Chris Lieb, on behalf of the Owner, Wendelta Property Holdings LLC, for Site Plan Approval of Wendy's Fairhope. The property is approximately 1.07 acres and is zoned B-2 – General Business District. The property is located on Lot 1 of Rockwell Place on State Highway 181 north of State Highway 104. **PPIN #: 625448**

Payton Rogers, Planning and Zoning Manager, presented the request of the Applicant, Chris Lieb, on behalf of the Owner, Wendelta Property Holdings LLC, for Site Plan Approval of Wendy's Fairhope. The property is approximately 1.07 acres and is zoned B-2 – General Business District. The property is located on Lot 1 of Rockwell Place on State Highway 181 north of State Highway 104. Mr. Rogers shared the zoning map and aerial map.

Staff recommends approval of SR 25.05 to City Council with the following conditions:

1. Add pervious parking per Article IV, Section E.4.c(2) – at least three (3) spaces.
2. Coordination with City Horticulturalist on submittal of a compliant tree and landscaping plan.
3. All signage shall conform to the Sign Ordinance.

Chris Lieb, Lieb Engineering, will coordinate with Will Mastin to ensure landscaping is compliant and will address parking issues. Mr. Lieb will resubmit plans prior to the City Council meeting.

Ms. Bryant suggested making a run of pervious parking spaces. Mr. Lieb agreed.

Mr. Fontenot agreed to review the landscaping.

John Worsham made a motion to recommend approval of SR 25.05 to City Council with staff recommendations.

Kim McCormick seconded the motion and the motion carried unanimously with the following vote:

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick

Nay: None

C. SR 25.07 Request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Planters Pointe Partners LLC, for Site Plan Approval of Advanced Auto Parts. The property is approximately 1.09 acres and is zoned B-2 – General Business District. The property is located on Lot 9 of the Planters Pointe Development on the northwest corner of State Highway 181 and State Highway 104. **PPIN #: 626314**

Paul Marcinko, Jade Consulting, asked to table this item indefinitely.

Kim McCormick made a motion to table SR 25.07 indefinitely per applicant's request.

John Worsham seconded the motion and the motion carried unanimously with the following vote:

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick

Nay: None

D. ZC 25.09 Public hearing to consider the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Achee Properties, for conditional annexation to R-1, Low Density Single-Family Residential District for Hill Top North. The property is approximately 14 acres and is located at 6796 Twin Beech Road. **PPIN #: 3747**

Payton Rogers, Planning and Zoning Manager, presented the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, Achee Properties, for conditional annexation to R-1, Low Density Single-Family Residential District for Hill Top North. The property is approximately 14 acres and is located at 6796 Twin Beech Road. Mr. Rogers shared the zoning map and aerial map.

Staff recommends approval of ZC 25.09 to City Council.

Paul Marcinko, Jade Consulting, stated that staff explained everything properly.

Vice-Chair Bryant opened the public hearing at 5:23pm.

Dianna Tillery, 21685 Veranda Boulevard, wanted to confirm that this is only zoning approval at this point.

Willie Smith, 6840 Twin Beech Road, is concerned about annexation, drainage, including water run-off, and traffic.

John Scarorough, 6837 Petiole, wants to make it clear that this project is not a part of Hill Top.

The public hearing was closed at 5:37pm.

John Worsham made a motion to recommend approval of ZC 25.09 to City Council.

Kevin Boone seconded the motion and the motion carried unanimously with the following vote:

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick

Nay: None

A. IR 25.01 Request of the Applicant, Core Development and Construction of Alabama, LLC, for an Informal Review of Colony Village.

Hunter Simmons, Planning and Zoning Director, explained the purpose of an Informal Review.

Rebecca Bryant noted that she has discussed this with Christian Preus.

Christina Preus presented a slide show of Colony Village.

John Worsham asked if this will connect to the commercial property at State Highways 181 and 104. Mr. Preus stated yes.

Rebecca Bryant asked what percentage is alley fed. Mr. Preus stated approximately 70%.

John Worsham asked which roads will have rights-of-way. Mr. Preus shared the presentation and showed that each unit will have a garage with visitor parking in the back. Mr. Worsham stated that he does not believe there is enough space for utilities in the rights-of-way. Mr. Preus plans to use the alleys.

Rebecca Bryant appreciates the wetlands being considered as greenspace.

Hunter Simmons stated that there is a lot to like about the project but is concerned about the lot sizes.

John Worsham asked for the setbacks. Mr. Preus explained the setbacks.

Kim McCormick is concerned about the density but likes the walkability and the greenspace.

Public Forum

Ben Gould, 21735 Pillars Street, shared a presentation related to Colony Village and the surrounding properties and stated that Colony Village does not match the character of the area. Mr. Gould showed the Pensacola Branch of Fisk River on Colony Village property. Mr. Gould is also concerned about the number of cars that will be associated with Colony Village.

Bobby Rizzuto, 21482 Roundhouse Road, shared his concerns about flooding and the impact to wetlands. Mr. Rizzuto stated there is no need for additional density at the site and requested that the density be reduced.

Sissy Hawkins, 11567 Branchwood Drive, does not agree with Colony Village and would like to maintain a rural environment. Mr. Hawkins shared her concerns about water and parking.

Dianna Tillery, 21685 Veranda Boulevard, moved here because of the greenery and is concerned with the density and traffic.

Dan Rubel, 21933 Veranda Boulevard, commended Colony Village about amending the plan based on comments received but is concerned with the ability to sell the homes in Colony Village.

Peggy Allen, 10974 Catania Avenue, shared her concern regarding the increase of students to the school district.

Gary Little, 11010 Catania Avenue, shared his concern with the growth and how many components in Colony Village conflict with the City's Comprehensive Plan. Mr. Little would like less density to fit the character of the community.

Daniel Wilson, 10974 Catania Avenue, shared his concern with density, traffic and kids running between the parallel parking.

Gary Gover, 300 Lincoln Street, shared his concern with access and alternative transportation at State Highways 181 and 104. Mr. Gover stated that the highways trap people who want to bike and use low-speed vehicles. Mr. Gover asked that internal roads inside development and external public roads be considered.

Bob Allen requested that an emphasis on expanding bicycle trails be shared with the county. Hunter Simmons, Planning and Zoning Director, stated that there is cooperation between the city and other municipalities and that multi-use paths have been added in State Highways 181 and 104 developments. Mr. Simmons listed several projects in the works with the city.

Aaron Touchstone, 10872 Atrium Avenue, asked about a plan from State Highway 181 to State Highway 59.

Anderson Reed stated that he is looking for a blended neighborhood and compared The Verandas to Colony Village. He believes that Colony Village will be a more affordable neighborhood.

Adjournment

John Worsham made a motion to adjourn.

AYE: Rebecca Bryant; Kevin Boone; John Worsham; Paul Fontenot; Kim McCormick

Nay: None

Adjourned at 6:55pm.

Lee Turner, Chairman

Cindy Beaudreau, Secretary

FAIRHOPE PLANNING COMMISSION DEADLINES 2026

AGENDA IS SUBJECT TO CHANGE BY PLANNING COMMISSION

Meeting Date, 5:00 PM

Submittal Deadline, 9:00 AM

Monday, January 5, 2026

Tuesday, November 25, 2025

Monday, February 2, 2026

Tuesday, December 23, 2025

Monday, March 2, 2026

Tuesday, January 20, 2026

Monday, April 6, 2026

Tuesday, February 24, 2026

Monday, May 4, 2026

Tuesday, March 24, 2026

Monday, June 1, 2026

Tuesday, April 28, 2026

Monday, July 6, 2026

Tuesday, May 26, 2026

Monday, August 3, 2026

Tuesday, June 23, 2026

Thursday, September 10, 2026

Tuesday, July 28, 2026

*Moved due to Labor Day Holiday

Monday, October 5, 2026

Tuesday, August 25, 2026

Monday, November 2, 2026

Tuesday, September 22, 2026

Monday, December 7, 2026

Tuesday, October 27, 2026

Monday, January 4, 2027

Monday, November 24, 2026

PLANNING COMMISSION MEETINGS ARE HELD IN THE COUNCIL CHAMBERS, FAIRHOPE MUNICIPAL COMPLEX AT 161 N. SECTION STREET.

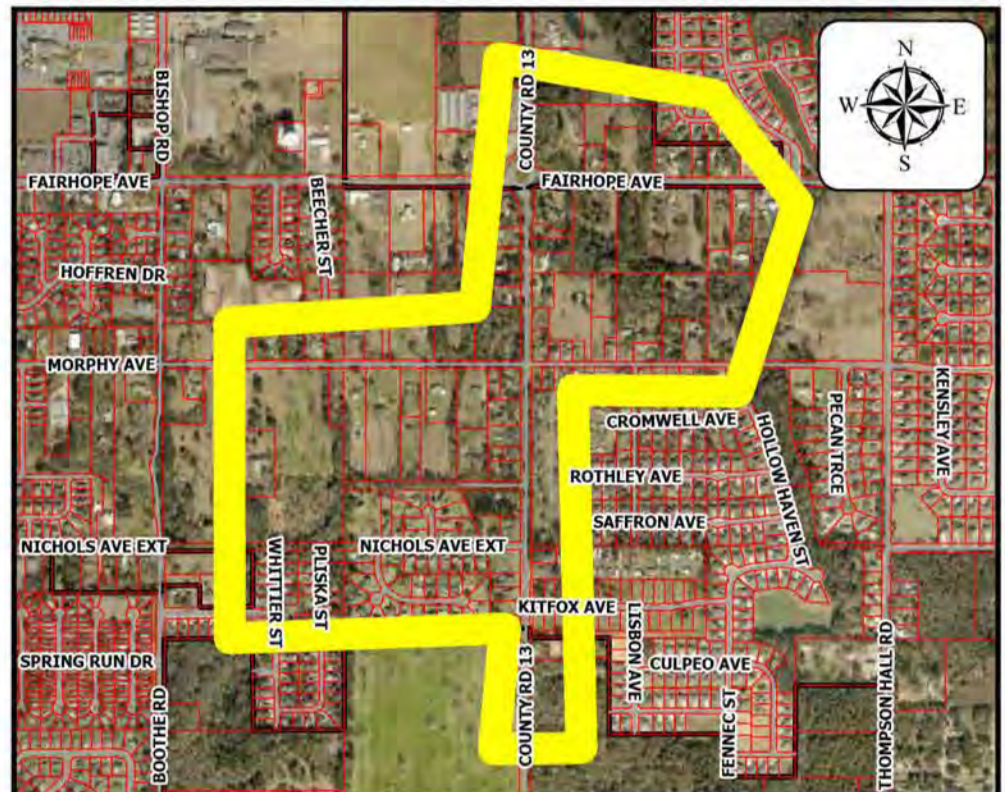
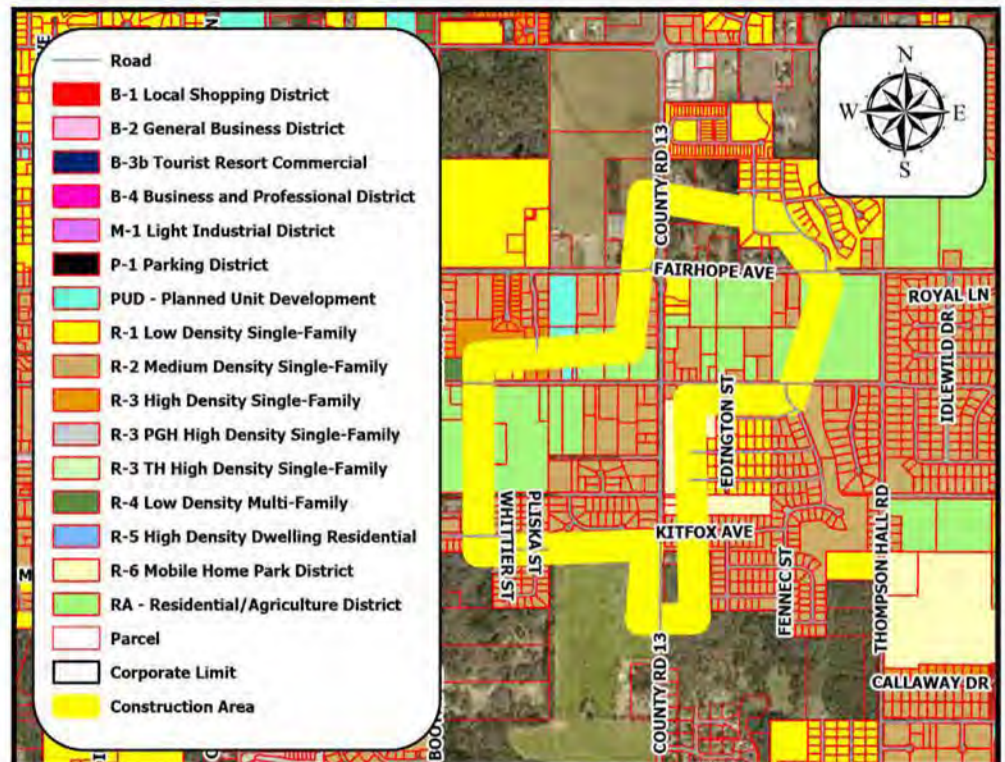
IT IS THE RESPONSIBILITY OF THE APPLICANT TO SEE THAT ALL SUBMITTALS ARE MADE IN A COMPLETE AND TIMELY SEQUENCE, AND TO HAVE THE CASE PRESENTED BEFORE THE COMMISSION AT SCHEDULED MEETINGS.

****INCOMPLETE SUBMITTALS WILL NOT BE PLACED ON THE AGENDA.****

City of Fairhope Planning Commission November 6, 2025



UR 25.13 - 9148 Fairhope Avenue

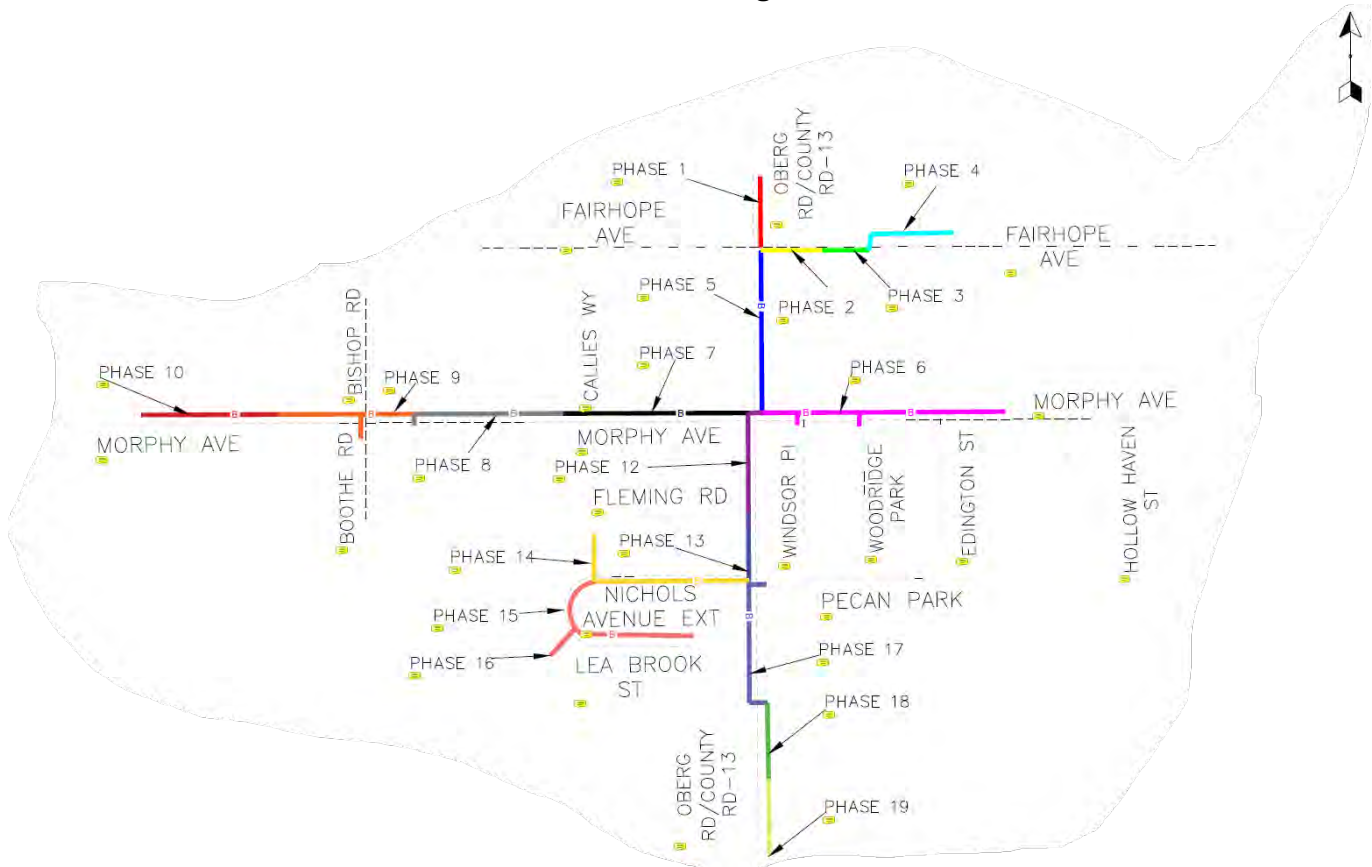


Project Name:	9148 Fairhope Avenue
Site Data:	20,984 LF of buried cable
Project Type:	Installation of 20,984 LF of buried cable
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	N/A
PPIN Number:	N/A
General Location:	County Road 13, Fairhope Ave, Morphy Ave
Surveyor of Record:	N/A
Engineer of Record:	N/A
Owner / Developer:	AT&T
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:	Approved w/ Conditions
Prepared by:	Mike Jeffries

SUMMARY OF REQUEST

Request of AT&T for an 11.52.11 Utility Review and approval of the proposed installation of approximately 20,984 LF of buried cable at 9148 Fairhope Avenue.

Locator Image



STAFF COMMENTS

The proposed utility construction falls within the corporate limits of the City of Fairhope. Any portions of the project affecting public right-of-way (ROW) maintained by Baldwin County or the Alabama Department of Transportation (ALDOT) shall require permits through the respective agency.

This site shall comply with all State, Federal and local requirements, including, but not limited to the following City of Fairhope Ordinances:

- 1) City of Fairhope Wetland Ordinance (#1370), which regulates activity within 20' of wetlands;
- 2) City of Fairhope Red Soil & Clay Ordinance (#1423), which prohibits the use of red soil / clay within 100' of critical areas;
- 3) City of Fairhope Erosion and Sediment Control Ordinance (#1398); and
- 4) Chapter 19 Article VI: ROW Construction and Administration, Ordinance (1754).

Permitting, Locating, and Phasing

- Subsurface Utility Engineering may be required for sensitive locations within the city as required by the ROW supervisor.

- An additional right-of-way permit may be required for the potholing procedures needed for SUE.
- A traffic control plan shall be submitted with all permits that affect the flow of traffic.
- No work shall begin until a ROW permit is issued by the City of Fairhope Building Department. Permit not valid until approved and paid for on Citizen Serve online portal.
- The City’s ROW inspector is to be notified 24 hours prior to any activity within the ROW. The prior notice applied to all activity within the ROW including but not limited to trenching, boring, concrete placement.
- Hand holes/boxes shall not be allowed to be installed in sidewalks. The applicant shall review the sidewalk plan to determine if there are any conflicts. The applicant shall coordinate with the ROW inspector to resolve any conflicts.
- The applicant shall contact Alabama One Call 811 to locate all existing utilities in the ROW (750 LF maximum daily allocation for COF utility locates per day).
- A pre-construction meeting shall be held with the City prior to issuance of any permits.

Construction

- A minimum horizontal clearance (separation) of 36” must be maintained from water, sewer, gas, stormwater, and other city utility infrastructure.
- A minimum depth for all telecommunication lines shall be 30”.
- Conduit shall match the 811-color code for communication, electric, gas etc. No blue/blue striped conduit is to be used for telecommunications.
- The contractor responsible for *excavating inside right of way will be required to provide video documentation of the integrity of any sanitary sewer line (including laterals) within 3 feet of work being performed. This can be videoed prior to work being performed if locations, including depths, are clearly established by contractor, and said work is not within 3 ft of sewer mains or laterals within right of way. This does not apply to laterals on private property not “publicly maintained” (Private infrastructure).
- Water, sewer, and gas mains/services must be potholed prior to bore/missile crossings. If street cuts are necessary please contact Right of Way inspector for restoration.
- If sidewalk panels need to be removed, the subgrade must be compacted to the satisfaction of the ROW inspector. Cold patch asphalt shall be used as a temporary walking surface until the permanent repair can be done.
- Sidewalk panels shall be a minimum of 4000 psi and be inspected within 24 hours of pouring concrete. Anything over one sidewalk panel shall be poured via concrete truck (no bag mix allowed).

Horticultural

- Handholes shall not be located within driplines of trees within City property, to include the right of ways, without explicit written permission from the City Horticulturalist.
- Any proposed trenching shall not be within the dripline of trees.
- If within tree dripline, consult the City of Fairhope Horticulturist prior to earth work.
- Trees shall not be negatively impacted.
- Consultation with the City’s horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. The contractor is responsible for any damaged trees.
- Any work done within the critical root zone shall be done to meet or exceed Internal Society Arboriculture (ISA) standards.
- All roots to be removed shall be severed cleanly at the perimeter of the protected radius.
- Protective barriers shall be used for all trees, barricades shall be erected a minimum of 20’ from the trunk.

Erosion Control

- Any ROW cuts shall be stabilized (covered) at the end of each day & disturbed areas shall be re-vegetated with sod within ten (10) days of completion of the project. Sod shall be watered to ensure survival.
- Any excess soil shall be removed and disposed of properly. Dumping on private property without approval will not be tolerated.
- Mulch / seed shall only be acceptable as temporary cover.
- Inlets shall be protected. BMPs shall be placed at all affected storm inlets.
- If the site is within 100' of a critical area (wetland, etc.), red soil/clay shall not be allowed as fill material, per the City's Red Clay/Soil Ordinance.
- BMPs shall be installed at boring sites and trench locations.
- Ground conditions in the ROW's shall be returned to original preconstruction condition(s) or better.
- No open trenches shall be allowed. Directional boring shall be used in sensitive areas, such as under roads, in proximity to trees, on finished lots, etc.

Project Completion, Punch List Walk, and As-Built

- The applicant shall provide as-built drawings of all installed lines depicting depths.
- Damage to any City's infrastructure (storm, sewer, water, ditches etc. shall be the responsibility of the permittee to repair to city standards at no cost to the city.
- Any damage that occurs needs to be reported to the city as soon as possible.
- Pedestals shall be placed in a manner as to avoid obstructing visibility of motorists and to allow vehicles to exit the roadway during an emergency.

UTILITY REVIEW CONSIDERATIONS

Standards of Review:

Alabama Code Section 11-52-11 grants review authority to the Planning Commission for all proposed construction of utilities within public right-of-way.

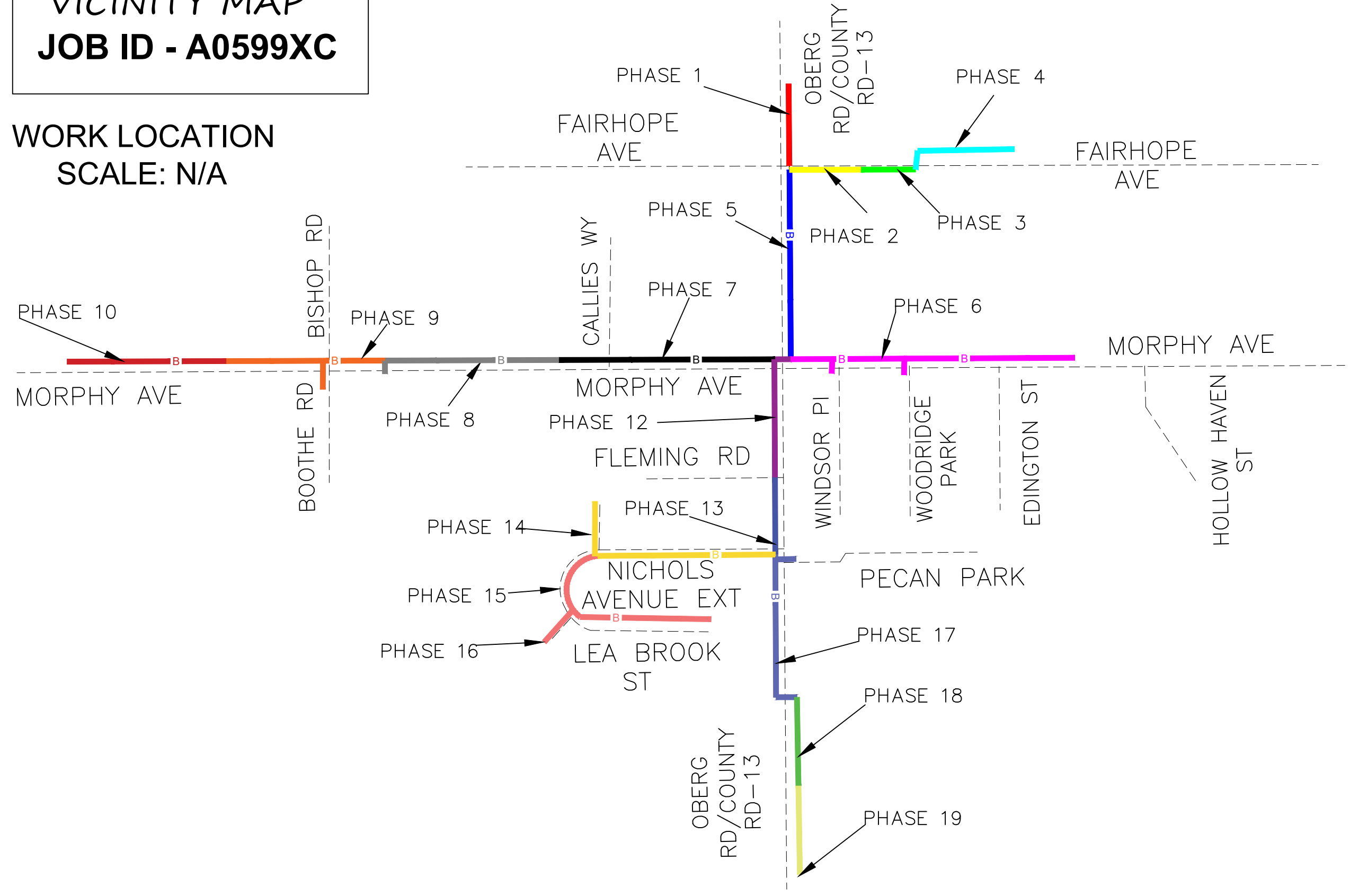
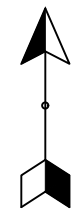
Recommendation:

Staff recommends **APPROVAL** of UR 25.13 – 9148 Fairhope Avenue Utility Review with the following conditions:

1. A pre-construction meeting shall be held with the City prior to issuance of any permits.
2. Consultation with the City's horticulturalist, to determine if the required depth of bore must be increased so that no trees are impacted by the project. **The contractor is responsible for any damaged trees.**
3. At all street crossing locations, conduct potholing to determine exact location and elevation of existing utilities. Reflect the exact elevation of utilities and GPS coordinates of the pothole locations on a set of as-built drawings.
 - a. An additional right-of-way permit may be required for the potholing procedures.
4. Follow-up activities below required by staff and the applicant:
 - a. **Upon satisfactory review and approval by ROW Construction Inspector, as-builts will be submitted to the GIS technician for inclusion in GIS utility maps.**
5. Provide draft door hanger for approval at time of pre-construction.
6. **Approved door hangers shall be in place no later than 7 days prior to construction.**
7. Provide a Traffic Control Plan to ROW Inspector prior to commencement of any work.
8. Ensure enough space for proposed work is available within existing easement, if not applicant is responsible for either expanding existing easement or acquiring an additional easement.
9. Applicant shall contact Alabama One Call to locate all existing utilities (1000ft max per day).
10. Utilities boxes shall be concentrated near existing boxes.
11. For permitting purposes, applicants shall provide subsurface utility engineering quality-level C, unless otherwise required by the Fairhope Building Department.

VICINITY MAP
JOB ID - A0599XC

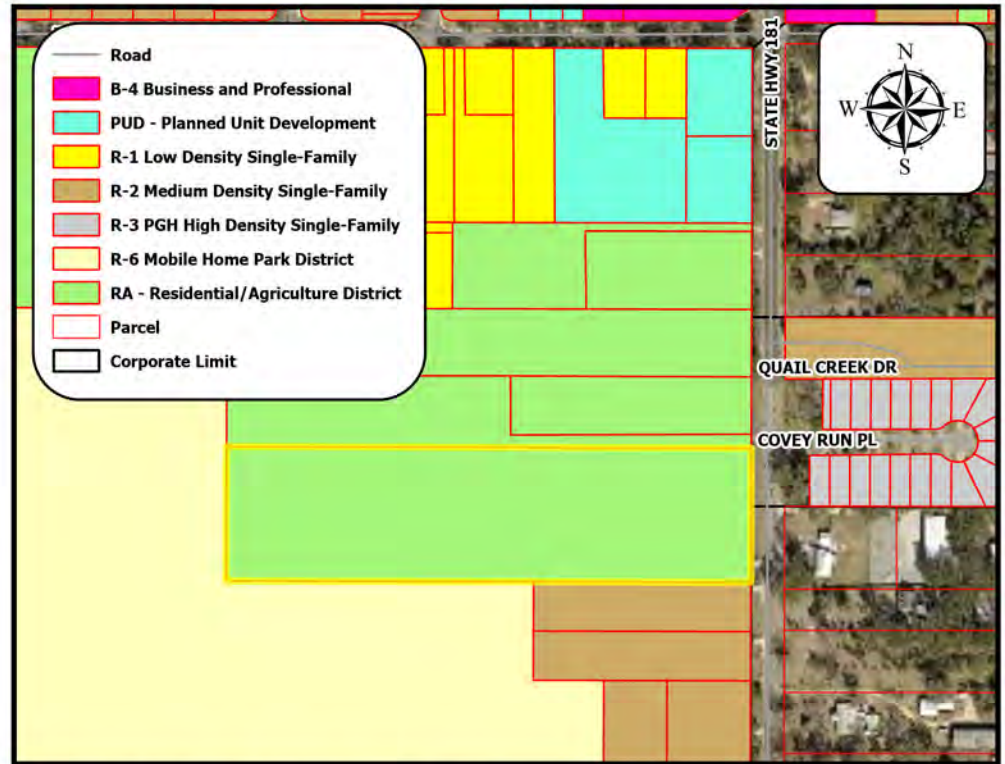
WORK LOCATION
SCALE: N/A



City of Fairhope Planning Commission November 6, 2025



ZC 25.10 - 19763 State Highway 181



Project Name:	19763 State Highway 181
Site Data:	Approximately 10 acres
Project Type:	R-A, Residential/Agriculture District to R-1, Low Density Single-Family Residential District
Jurisdiction:	Fairhope Planning Jurisdiction
Zoning District:	R-A, Residential/Agriculture District
PPIN Number:	15456
General Location:	Highway 181 west of Quail Creek
Surveyor of Record:	S.E. Civil
Engineer of Record:	S.E. Civil
Owner / Developer:	Bonnie Baker
School District:	Fairhope Elementary School Fairhope Middle and High Schools
Recommendation:	Approved
Prepared by:	Payton Rogers

SUMMARY OF REQUEST

Public hearing to consider the request of the Applicant, S.E. Civil, on behalf of the Owner, FST Bonnie Baker, to rezone property from R-A, Residential/Agriculture District to R-1, Low Density Single-Family Residential District. The property is approximately 10 acres and is located at 19763 State Highway 181.

SITE HISTORY

The property consists of one (1) metes-and-bounds parcel originally developed for residential and agricultural uses.

There have been no Planning Commission or Board of Adjustment applications associated with the site.

STAFF COMMENTS

The applicant requests rezoning of the property to allow for future redevelopment of the site for a low density single-family residential subdivision. The subject site is currently zoned R-A, Residential/Agriculture District and is developed with one (1) single-family dwelling and a number of accessory structures.

Additional details and the full application are available at the end of this report.

The site is bordered by properties zoned R-A, Residential/Agriculture District, to the north; R-3 PGH, High Density Single-Family Patio/Garden Home Residential District and B-2, Local Business District (Baldwin County), to the east; R-2, Medium Density Single-Family Residential District and R-6, Mobile Home Park District, to the south; and R-6, Mobile Home Park District, to the west.

Surrounding land uses along this section of State Highway 181 consist primarily of a mix of low and high density residential. The East side of 181, within Baldwin County jurisdiction, includes a mix of commercial uses such as automotive wholesale, HVAC repair, home improvement, and aluminum fabrication. The abutting property to the west is developed with the Magnolia Pointe mobile-home park.

A survey illustrating all existing site improvements was submitted in lieu of a site plan as rezoning requests are not site-plan specific. It's important to note that any potential redevelopment of the subject site would be subject to full compliance with all standards as detailed within the Subdivision Regulations.

Article III of the City of Fairhope Zoning Ordinance defines R-1 Districts as, *"intended to provide choices of low-density suburban residential environment consisting of single-family homes on large parcels of land..."*.

At 10± acres the subject site far exceeds the minimum lot area required of properties within R-1 zoned districts. However, it should be noted that any future lots developed out of a subdivision of the property will likewise be required to comply with current development standards, thus limiting said lots to a minimum lot area of 15,000 square feet.

Article III details specific lot dimensional standards (below) and allowable Uses (exhibits at end of report).

Excerpt from Table 3-2: Dimension Table – Lots and Principle Structure

Dimension District or Use	Min. Lot Area / Allowed Units Per Acre (UPA)	Min. Lot Width	Front Setback	Rear Setback	Side Setback	Street Side Setback	Max. Total Lot Coverage by All Structures	Max. Height
R-1	15,000 s.f./ -	100'	40'	35'	10' ^b	20'	40%	30' ^a

The request is consistent with the City of Fairhope Comprehensive Plan place type designation of “Suburban Residential”. A full description of this Place Type has been included as an exhibit at the end of this report. Given the historical and proposed use of the property for low density single-family residential, and the prevalence of similar uses along this segment of State Highway 181, staff is in support of the proposal.

Citizen Comments

During the public comment period staff received one (1) comment from a neighboring property owner. Their complete comments are included within the application materials attached to this report. In summary, they appear to be most concerned with the amount of development within Fairhope in general and its effect on utility infrastructure and wildlife.

With regard to the utility comment, any future development of the property shall be required to comply with all current development and utility standards, at time of Subdivision application and permitting.

REZONING CONSIDERATIONS

Standards of Review:

The Zoning Ordinance and its associated zoning map are derived from long-range comprehensive planning studies intended to promote orderly, desirable development. Casual or unsupported amendments to the Zoning Ordinance can undermine this purpose. Therefore, rezoning requests are evaluated according to the following criteria:

1. Compliance with the Comprehensive Plan;
2. Compliance with the standards, goals, and intent of this ordinance;
3. The character of the surrounding property, including any pending development activity;
4. Adequacy of public infrastructure to support the proposed development;
5. Impacts on natural resources, including existing conditions and ongoing post-development conditions;
6. Compliance with other laws and regulations of the City;
7. Compliance with other applicable laws and regulations of other jurisdictions;
8. Impacts on adjacent property including noise, traffic, visible intrusions, potential physical impacts, and property values; and
9. Impacts on the surrounding neighborhood including noise, traffic, visible intrusions, potential physical impacts, and property values.

Recommendation:

Staff recommends **APPROVAL** of ZC 25.10 – 19763 State Highway 181, request to rezone property from R-A, Residential/Agriculture District to R-1, Low Density Single-Family Residential District.

EXHIBITS

Excerpt from Table 3-1: Use Table

Zoning Districts	R-1 (a, b, c)
Use Categories / Specific Uses	
Dwelling	
Single-Family	●
Two-family	
Townhouse	
Patio Home	
Multiple-family / Apartment	
Manufactured Home	
Mixed-use	
Accessory Dwelling	
Estate	
Civic	
Elementary School	●
Secondary School	●
Education Facility	●
Library	●
Place of Worship	
Cemetery	○
Hospital	
Public Open Space	●
Common Open Space	●
Community Center or Club	○
Public Utility	○
Office	
General	
Professional	
Home Occupation	⊖
Retail	
Grocery	
Convenience Store	
General Merchandise	
Shopping Center	
Automobile Service Station	
Outdoor Sales Limited	
Outdoor Sales Lot	
Garden Center	

Zoning Districts	R-1 (a, b, c)
Use Categories / Specific Uses	
Service	
Convalescent or Nursing Home	○
Clinic	○
Outdoor Recreation Facility	○
Day Care	○
General Personal Services	
Mortuary or Funeral Home	
Automobile Repair	
Indoor Recreation	
Dry Cleaner / Laundry	
Personal Storage	
Bed & Breakfast	
Hotel / Motel	
Boarding House or Dormitory	
Recreational Vehicle Park	
Restaurant	
Bar	
Entertainment Venue	
Marina	
Kennel or Animal Hospital	
Warehouse	
Junk Yard or Salvage Yard	
Manufacturing	
Limited	
Light	
General	
Food Processing	
Rural	
Agriculture	
Rural Market	
Plant Nursery	

● = Allowed By-Right	⊖ = Special Conditions	○ = On Appeal
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Suburban Residential

These primarily residential areas generally have the largest lot sizes for single-family detached houses in Fairhope.

Development Density and Form

Lots in these areas are generally between one-quarter and one-third of an acre, with some even greater. Minimum lot widths are 75 to 100 feet, and minimum front setbacks are 30 to 40 feet. This Place Type is suburban in form and character, including relatively generous setbacks for houses. Key planning objectives for these areas include preservation of sensitive natural features, provision of usable common open space, strong multi-modal connectivity within and between developments, and avoiding a “garagescape” where streets are visually dominated by garages by encouraging rear or side-loaded garages. While lots are typically accessed by a front driveway, the visual impact of garages should be minimized by placing it at the rear of a lot, recessing it behind the front facade if the garage doors face the street, or turning it so that the garage doors do not face the street.

Geographic Form

This Place Type is expansive and has irregular geographic forms, although boundaries are typically rectilinear given that they are dictated by roads and linear property lines.

Primary Land Uses

Primary land uses for this Place Type are single-family detached houses and any ancillary uses, including outbuildings and institutional uses that support residential neighborhoods.





APPLICATION FOR ZONING DISTRICT CHANGE

Property Owner / Leaseholder Information

Name: BONNIE BAKER Phone Number: _____
 Street Address: 19763 STATE HIGHWAY 181
 City: FAIRHOPE State: AL Zip: 36532

Applicant / Agent Information

If different from above.
Notarized letter from property owner is required if an agent is used for representation.

Name: AARON COLLINS Phone Number: 251-990-6566
 Street Address: 9969 WINDMILL ROAD
 City: FAIRHOPE State: AL Zip: 36532

Current Zoning of Property: R-A- Residential/Agriculture Distict
 Proposed Zoning/Use of the Property: R-1 Low Density Single-Family Residential District
 Property Address: 19763 STATE HIGHWAY 181
 Parcel Number: 05-46-05-22-0-000-001.513
 Property Legal Description: ATTACHED
 Reason for Zoning Change: We are requesting the change for a low density single family subdivision consisting of 17- 15,000 sf lots.

- Property Map Attached YES NO
 Metes and Bounds Description Attached YES NO
 Names and Address of all Real Property Owners within 300 Feet of Above Described Property Attached. YES NO

Character of Improvements to the Property and Approximate Construction Date: We anticipate construction to begin on the 17 single family lots in July of 2026.

Zoning Fee Calculation:
 Reference: Ordinance 1269

I certify that I am the property owner/leaseholder of the above described property and hereby submit this application to the City for review. *If property is owned by Fairhope Single Tax Corp. an authorized Single Tax representative shall sign this application.

Aaron Collins (Agent)
 Property Owner/Leaseholder Printed Name
9-23-2025
 Date

Aaron S. Collins
 Signature
Reuben E. Davidson, III
 Fairhope Single Tax Corp. (If Applicable)
 Secretary, FSTC

AGENT AUTHORIZATION FORM

FST BAKER BONNIE LYNN
19763 STATE HIGHWAY 181
FAIRHOPE, AL. 36532

To Whom It May Concern:

SE CIVIL, LLC is hereby authorized to act as my agent in representing me before the City of Fairhope Planning Commission and City Council on all submittals related to: PID 05-46-05-22-0-000-001.513.

Sincerely,



Print Name

BONNIE BAKER

9.10.2025

Signature

Date

State of Alabama

County of Baldwin

I, the undersigned Notary Public in and for said County in said State, hereby certify that

Bonnie Baker, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official notarial seal this 10th day of September, 2025.

{SEAL}



Adrienne M Stone

NOTARY PUBLIC

My Commission Expires: 10/26/2026

Legal Description PID 05-46-05-22-0-000-001.513

BEGINNING AT A 3 INCH SQUARE CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 330.55 FEET TO A ONE-HALF INCH OPEN TOP PIPE FOUND; THENCE RUN SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 1278.76 FEET TO A ONE INCH CRIMP TOP PIPE FOUND ON THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN SOUTH 00 DEGREES 29 MINUTES 47 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 332.85 FEET TO A 3 INCH SQUARE CONCRETE MONUMENT FOUND; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 532.12 FEET TO A ONE-HALF INCH OPEN TOP PIPE FOUND; THENCE RUN NORTH 88 DEGREES 53 MINUTES 36 SECONDS WEST, A DISTANCE OF 745.91 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 9.83 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

"THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), LESS 40 FEET FOR ROAD ON EAST; SECTION 22, T6S, R2E, BALDWIN COUNTY, ALABAMA. LANDS OF THE FAIRHOPE SINGLE TAX CORPORATION."

(COPIED FROM INSTRUMENT NUMBER 2171598)

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A 3 INCH SQUARE CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, AND RUN THENCE NORTH 00 DEGREES 21 MINUTES 25 SECONDS EAST, A DISTANCE OF 330.55 FEET TO A ONE-HALF INCH OPEN TOP PIPE FOUND; THENCE RUN SOUTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 1278.76 FEET TO A ONE INCH CRIMP TOP PIPE FOUND ON THE WEST RIGHT-OF-WAY OF STATE HIGHWAY 181; THENCE RUN SOUTH 00 DEGREES 29 MINUTES 47 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 332.85 FEET TO A 3 INCH SQUARE CONCRETE MONUMENT FOUND; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 532.12 FEET TO A ONE-HALF INCH OPEN TOP PIPE FOUND; THENCE RUN NORTH 83 DEGREES 53 MINUTES 36 SECONDS WEST, A DISTANCE OF 745.91 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 9.83 ACRES, MORE OR LESS.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

DAVID E DIEHL AL. P.L.S. NO. 26014 DATE 09-09-2025



SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. SURVEY WAS CONDUCTED IN JUNE 2025, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE NAD83 (2011) USING GPS OBSERVATIONS.
5. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY FIELD LOCATING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
6. SURVEY CONDUCTED USING INSTRUMENT NUMBERS 2171598, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
7. FENCES SHOWN ARE CONSIDERED TO BE ON THE PROPERTY LINE UNLESS DIMENSIONED HEREON.

OWNER INFORMATION:

PARCEL NUMBERS:
46-05-22-0-000-001.513
OWNER:
BONNIE LYNN BAKER
19763 STATE HIGHWAY 181
FAIRHOPE, AL 36532

ZONING INFORMATION:

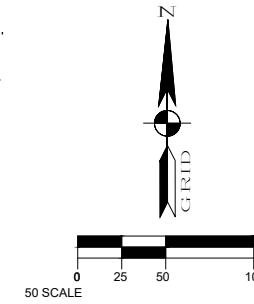
CURRENT CITY OF FAIRHOPE ZONING
RESIDENTIAL-AGRICULTURE DISTRICT (RA)

SETBACKS:

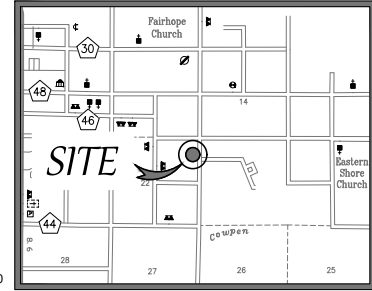
FRONT: 75 FEET
REAR: 75 FEET
SIDE: 25 FEET
SIDE STREET: 50 FEET

FLOOD STATEMENT:

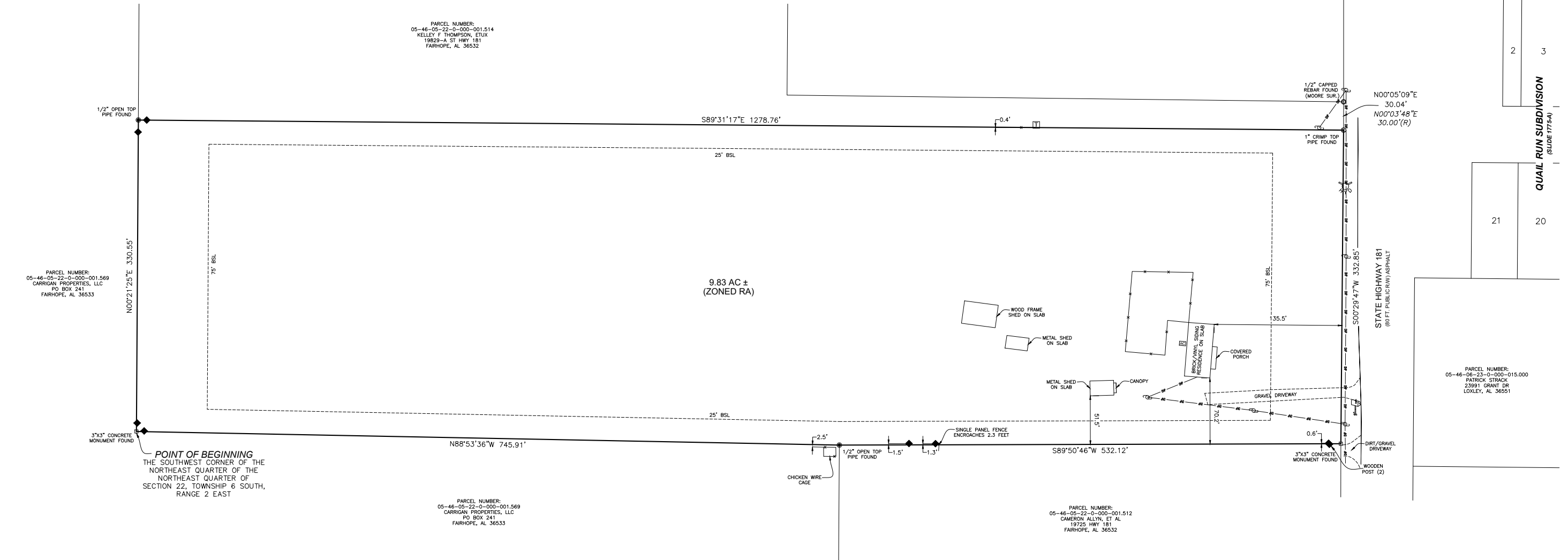
PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED), ZONE "X" (SHADED), AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBERS 010030663M, COMMUNITY NUMBER 010006, PANELS 0715 AND 0663, SUFFIX "M", MAP REVISED DATE APRIL 19, 2019.



PROPERTY IS LOCATED IN SECTION 22, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA. (VICINITY MAP - NOT TO SCALE)



- LEGEND:**
- R/W = RIGHT-OF-WAY
 - (R) = RECORD BEARING-DISTANCE
 - OP = OVERHEAD POWER
 - = FENCE
 - ⊕ = FIRE HYDRANT
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = POWER POLE
 - ⊙ = AIR CONDITIONER
 - ⊙ = MAILBOX
 - ◆ = WOODEN POST



PROPERTY BOUNDARY SURVEY		DRAWN	ZJH
		CHKD.	JDG
TOWER HOMES	PROJ MGR	DED	
	SCALE	1" = 50'	
	PROJECT	20251589	
	FILE	TOWER HOMES	
		SHEET	1 OF 1

From: [Connie Thompson](#)
To: [planning](#)
Subject: Rezone request
Date: Sunday, October 26, 2025 5:14:16 PM



To whom it may concern:

Why? Why do we need another housing project/ subdivision in Fairhope? Aren't there enough being built as there is? Fairhope is already overpopulated. I was born and raised here, and I have seen so many changes. Fairhope used to be a great place to live. Now, there are so many people in the area that the city has had to spend an unknown amount of money to replace the water, gas, and septic lines. And over the past several years, the city has had to send out notifications about reserving water. Maybe there is a reason for this. TOO many people in the area. The streets are already overrun with so much traffic. And it's not from people just visiting.

Not to mention the wildlife. They have been chased out of their homes. They have not where else to go. We have so many deer that come in our yard every single day looking for food and a safe place to raise their babies. My family and I have lived on land ever since I was born. And over the years, we have had several gopher tortoise turtles. And if I'm not mistaken, they are now protected. Please correct me if I am wrong.

The property located at 19763 State Highway 181, I ask you to please reconsider this rezone request.

Thank you for your consideration.

Connie M Thompson
19829A State Highway 181
Fairhope, AL.
36532